

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
SEPTEMBER 15, 2022
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Kirby Smith
Cam Caton
Jackie Leatherwood
Larry Claiborne
Chad Reagan
Jay Horner

MEMBERS ABSENT

Candace Ogle Morton

OTHERS PRESENT

Gerri Lawall
Tim Lawall
Donna Cantrell
Gus Floodquist
Peggy Gibson
Jordan Howell
David Dixon
Michelle Stanford
TK Stanford
John Israel
Lisa Hodge

Staff Representatives: Jeff Ownby, Building and Planning Director
 Gary Brackins, Assistant City Planner
 Joe Barrett, ETDD
 Jodi Bible, Executive Secretary

CALL TO ORDER AND APPROVAL OF MINUTES

Vice Chairman Kirby Smith called the meeting to order at 5:00 P.M. The minutes of the August 18, 2022, meeting, were unanimously approved following a motion by Mr. Larry Claiborne and a second from Mr. Cam Caton.

STAFF REPORT

Staff wanted to welcome the Planning Commission's newest member, Mr. Jay Horner. Staff also expressed gratitude to our former Planning Commission Chairman, Robert Maples, for his years of service and expertise.

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration of a proposed rezoning of Tax Map 117P, Group A, Parcels 30, 31, 20.01, 32, 20, 6, 16 and 17 from R1-A (Low Density) Residential District to R-1 (Low Density) Residential District located at various addresses on Galloway Lane, requested by Four Peaks Group, LLC.

Staff opened the discussion with a summary of the establishment of the R1-A (Low Density) Residential District specifically referencing the Galloway Lane area. The Galloway Lane area, with a 70% majority, requested a proposed rezoning of that area in 1987, that was eight years after the R1-A (Low Density) Residential District was established. Staff reiterated that the Planning

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Commission's policy has always been when the Board of Commissioners created the zone that the majority of property owners in this specific district (R1-A) would need to be in favor of rezoning, either creating a R1-A Zone or changing the zoning completely. Important to note, "It is the intent of this district to establish low density residential areas along with open areas which appear likely to develop in a similar manner. The requirements of the district are designed to protect the total characteristics of the district, to promote and encourage an environment for family life and to restrict all business orientated activities including tourist residence uses." Gatlinburg Municipal Zoning Ordinance Article VII, 702. Staff also mentioned that the zone in question has thirty (30) parcels. Ten (10) of those thirty (30) parcels are in favor of the rezoning.

There were several members of the community present to discuss their disapproval of the rezoning. Primary concern is heightened traffic in an already curvy, smaller road where concerned citizens feel strongly that an accident is inevitable, and that adding more tourists into that mix makes the probability higher. Residents were also concerned about the infrastructure not being built to suit tourist traffic in residential areas. Members of the community expressed concern in the City's lack of residential housing options.

There were representatives of the applicants in favor of the rezoning present, their rationale for the proposed rezoning was to generate more property value so that they could sell their parcels, marketed as over-night rentals.

Following a discussion amongst the Public, Staff, and the Board, Mr. Larry Claiborne made a motion to disapprove the request. Mr. Cam Caton provided a second with all members in favor of disapproving the request.

Review and consideration of a revised preliminary PUD site plan for "Mills Park PUD," being Tax Map 118, Parcels 87 and 87.02, C-2 Zone, located at 130 Mills Park Road, requested by Mills Park, LLC.

Staff presented a revised PUD site plan for "Mills Park PUD," located at 130 Mills Park Road. Staff informed the Board that the request is listed as "revised" because a similar item was presented and approved on September 19, 2019. "Mills Park PUD" is 6.71-acres located off Mills Park Road across from the Gatlinburg Community Center. Some differences to mention are the designs of the cabins in this proposal versus the "Tiny Home Village," that was presented in 2019. The road layout and parking proposal is varied from the 2019 proposal. The development will consist of thirty-two (32) new cabins, ranging in occupancy, varying between 2000-4200 square feet. The site plan proposal includes the necessary parking required for the development, water, and sewage disposal plan; dumpster locations have been approved by our Sanitary Services. Staff mentioned that proposal presented as is adheres to all requirements needed for preliminary PUD site plan approval. The Board did inquire if the development would be using modular homes because that information was not provided in the site plan and design proposal provided to Board members. Mrs. Donna Cantrell, the Engineer on the project, said that an architectural firm in Knoxville, Tennessee is designing the units. Mrs. Donna Cantrell also mentioned that she felt that the units were being stick-built.

Following a brief discussion, Mr. Chad Reagan made a motion to grant preliminary PUD site plan approval. Mr. Cam Caton provided a second with all members voting, "aye."

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Unscheduled Items

Staff mentioned that at the October Planning Commission meeting, they will be voting in a new Chairman, Vice Chairman, and Secretary.

Adjournment

The meeting was adjourned at 5:35 p.m. upon a motion by Mr. Larry Claiborne and second by Mr. Chad Reagan with all members voting unanimously.

Approved:

Jackie Leatherwood
Planning Commission Secretary

10/20/22
Date

